

BOARD OF COMMISSIONERS REGULAR MEETING

Fogarty Manor

15th Floor – Board Room

214 Roosevelt Avenue

Pawtucket, RI 02860

Wednesday November 19, 2014 at 5:30 P.M.

1. Meeting called to Order

2. Roll Call

3. Resident and Public Concerns

4. Approval of Minutes from October 22, 2014 Meeting

5. Correspondence

5A. U.S. Department of Housing and Urban Development – Letter addressed the four non-dwelling units at Burns Manor – dated October 29, 2014

5B. U.S. Department of Housing and Urban Development – Public Housing Capital Fund Emergency Safety and Security application – not selected from lottery – dated October 20, 2014

5C. U.S. Department of Housing and Urban Development – Thank you for your application under the RAD for the conversion of assistance of 101 units at Prospect Heights – dated October 17, 2014

6. Report of the Executive Director

- Personnel Contract Log**

7. Consent Agenda - Department Reports

- **Housing Management**

- o **PHAS Report**

- **Legal Status Report**

- **Operations**

- **Finance**

- a. **Service Contract Log**

- **Security**

- **Resident Services**

- **Section 8**

8. New Business

8.1 Resolutions

- **Resolution #1065 – 2015 Fair Market Rents**

- **Resolution #1068 – Approval to enter into a Memorandum of Agreement (MOA) between Pawtucket Housing Authority (PHA) and Omni-Winn**

8.2 Approvals

None

9. Old Business

10. Executive Session

A. Approval of Executive Minutes from October 22, 2014 Meeting

B. Personnel Matters

11. Other Business

12. Adjournment

THERE WILL BE INTERPRETATION SERVICES AVAILABLE AT THE MEETING

The meeting was called to order by Chairperson Kevin Rabbitt at 5:30 P.M. with a motion by Commissioner Carrera and was seconded by Commissioner Ricci.

Upon roll call those present and those absent were as follows:

Present

Kevin Rabbitt, Chairperson

Reinaldo Nieves, Jr., Vice Chairperson Absent

Stella Carrera, Commissioner

Harvey Goulet, Commissioner Absent

George Kelley, III, Commissioner

Robert Ricci, Commissioner

Beth Roberge, Commissioner

Stephen Vadnais, Executive Director

Maureen McNulty, Executive Secretary

Jim Goff, Deputy Executive Director

James Ruthowski, Director of Security

Joseph Loconto, Finance Director

John Montalbano, Attorney

Jeff Kastle, Attorney

Megan Glasheen, Attorney

Resident and Public Concerns

NONE

Resolution #1068 – Approval to enter into a Memorandum of Agreement (MOA) between Pawtucket Housing Authority (PHA) and The Omni Development Corporation and WinnDevelopment Company Limited Partnership

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Resolution #1068 – Approval to enter into a Memorandum of Agreement (MOA) between Pawtucket Housing Authority (PHA) and The Omni Development Corporation and WinnDevelopment Company Limited Partnership.

Attorney Megan Glasheen from Reno & Cavanaugh, PLLC from Washington, DC presented to the Board of Commissioners the Legal Consulting Services in Connection with a Rental Assistance Demonstration (RAD) Mixed-Finance Redevelopment. Her primary responsibility for this matter will be to act as the PHA's principal attorney contact.

A motion was made by Commissioner Carrera and was seconded by Commissioner Ricci to approve the Memorandum of Agreement (MOA) between the Pawtucket Housing Authority (PHA) and The Omni Development Corporation and WinnDevelopment Company Limited

Partnership.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet Absent

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Approval of Minutes

Chairperson Rabbitt asked if anyone had any questions or objections to the minutes of October 22, 2014 meeting. There were no other questions or objections.

A motion was made to approve the minutes of the October 22, 2014 meeting by Commissioner Carrera and was seconded by Commissioner Ricci.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet Absent

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Correspondence

Chairperson Rabbitt asked if anyone had any questions or objections to the Correspondence for October 2014. Director Vadnais explained correspondence numbered 5C U. S. Department of Housing and Urban Development – Thank you for your application under the RAD for the conversion of assistance of 101 units at Prospect Heights – dated October 17, 2014. He explained that we have contingent approval on our RAD application. The Commissioners questioned if this was helpful and Director Vadnais said it was.

Executive Director's Report

Chairperson Rabbitt asked if anyone had any objections or questions to the Executive Director's Report for October 2014. Director Vadnais reviewed his monthly report for the Board. The Director's report was received and placed on file.

Consent Agenda Department Reports

• Housing Management

Chairperson Kevin Rabbitt asked if there were any questions or

objections to the Housing

Management Reports for October 2014. Chairperson Rabbitt addressed Mr. Goff and acknowledged the rent percentages at two sites were good in the nineties. Director Vadnais noted that the managers will have to do extra effort in December and January for rent payments. He said to start making the calls now to get the rent for the month. There were no further questions or objections to the Housing Management report at this time.

o MASS Report

Chairperson Rabbitt asked if there were any questions or objections regarding the August October 2014 MASS Report. There were no further questions or objections to the Housing Management report at this time.

• Legal Status Report

Chairperson Rabbitt asked if there were any questions or objections regarding the Legal Status Reports from Attorney's Montalbano and Cloutier's office for October 2014. There were no further questions or objections regarding the Legal Status Report.

• Operations

Chairperson Rabbitt asked if there were any questions or objections to the Operations Reports for October 2014. There were no further questions or objections regarding the Operations Report.

- **Finance**

Chairperson Rabbitt asked if there were any questions or objections regarding the Finance Reports for October 2014. There were no further questions or objections regarding the Finance Report.

- o **Service Contract Log**

Chairperson Rabbitt asked if there were any questions or objections regarding the Service Contract Logs for October 2014. There were no further questions or objections.

- **Security**

Chairperson Rabbitt asked if there were any questions or objections regarding the Security Reports for October 2014. Director Vadnais reported that Jim Ruthowski, Tom Gifford, and Bob Corsini, Director of Operations are to attend a national conference on security equipment in New York City. Bob Corsini was sent because he worked at the Wyatt Detention Center. There were no further questions or objections.

- **Resident Services Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the Resident Services Reports for October 2014. There were no further questions or objections.

Section 8 Monthly Reports

Chairperson Rabbitt asked if anyone had objections or questions to

the Section 8 Monthly Reports for October 2014. There were no further questions or objections.

There being no additional comments, questions or concerns regarding the Consent Agenda, Chairperson Rabbitt asked that the Consent Agenda for October 2014 be received and placed on file.

New Business

Resolution #1065 Fair Market Rents

Chairperson Rabbitt asked if anyone had any questions or objections to Resolution #1065 Fair Market Rents.

Chairperson Rabbitt asked for a motion to approve the Resolution #1065 Fair Market Rents.

A motion was made to approve Resolution #1065 Fair Market Rents by Commissioner Carrera and seconded by Commissioner Kelley with an affirmative roll call vote:

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

NAYS

Commissioner Goulet Absent

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Old Business:

None

Executive Session:

NB – Employees were notified by the Executive Director that their individual job performances will be discussed in open or closed session which was determined by each employee.

Chairperson Rabbitt requested permission to go into Executive Session pursuant to RI General Laws 42-46.5, Section 2, subsection 1 & 2. A motion was made by Commissioner Kelley and seconded by Commissioner Ricci with an affirmative vote by roll call:

Upon roll call the “Ayes” and “Nays” were as follows:

AYES NAYS

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet Absent

Commissioner Kelley
Commissioner Ricci
Commissioner Roberge

Time in Executive Session 6:35 P.M.

**Motion to come out of closed meeting and seal the minutes,
accordance with RI**

**Law Sec. 42-46-4. A motion was made by Commissioner Carrera and
seconded by Commissioner Ricci with an affirmative vote by roll call:**

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet Absent

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Time out of Executive Session 6:59 P.M.

Approval of Executive Minutes October 22, 2014

Chairperson Rabbitt asked for a motion to approve the Executive

Minutes for October 22, 2014. A motion to approve the Executive Minutes of October 22, 2014 was made by Commissioner Carrera and seconded by Commissioner Kelley with an affirmative roll call vote:

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet Absent

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

NAYS

Other Business:

Adjournment:

There being no further business Chairperson Rabbitt made a motion to adjourn the Board of Commissioners October 22, 2014 meeting.

A motion to adjourn the Board of Commissioners October 22, 2014 meeting was made by Commissioner Carrera and seconded by Commissioner Kelley.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet Absent

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Adjournment at 7:25 P.M.